



John Fouts <fouts.john@gmail.com>

Re: FW: HUD Fair Housing Complaint - 822499 / - CP04-FOUTS, JOHN v VIDA-MANAGEMENT, INC.

1 message

John Fouts <fouts.john@gmail.com>

Mon, Mar 17, 2025 at 4:03 PM

To: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>

Cc: RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov>, Office of Governor Beshear <governor.constituentservices@ky.gov>, Camille Robinson <crobinson@lmha1.org>, Elizabeth <strojan@lmha1.org>, "Bradley.Ingram@usdoj.gov" <BRADLEY.INGRAM@usdoj.gov>, criminal.division@usdoj.gov, CRIMINAL.FRAUD@usdoj.gov, crimintake.unit@fbi.gov, attorney.general@ky.gov, Kentucky Attorney General <5025642894@faxage.com>, attorney.general@usdoj.gov, Kentucky Attorney General Louisville Office <5024297129@faxage.com>, USAKYW.webmaster@usdoj.gov, USAKYW-CivilRights@usdoj.gov, pam.bondi@usdoj.gov, usadc.webmaster@usdoj.gov, askocr@ojp.usdoj.gov, crm.foia@usdoj.gov, inspector.general@usdoj.gov, public.integrity@usdoj.gov, acburden@fbi.gov, erics@fbi.gov, lvelasco@fbi.gov, jmaguire@fbi.gov, public.affairs@fbi.gov, legal.intake@aclu-ky.org, info@whistleblowers.org, wave-newsdesk@gray.tv, news@wdrb.com, newsdesk@thelouisvillechannel.com, newsrelease@wave3.com, news@kycir.org, news@wfpl.org, leo@leoweekly.com, investigations@propublica.org, investigations@aljazeera.net, tips@theintercept.com, investigations@nbcuni.com, tips@cnn.com, tips@politico.com, alyson_sincavage@judiciary-dem.senate.gov, aaron_reitz@cruz.senate.gov, andrew.schilling@usdoj.gov, contact@icij.org, ted_cruz@cruz.senate.gov, "Higdon, Jimmy (State Sen.) (LRC)" <Jimmy.Higdon@lrc.ky.gov>, Medicaid Waiver Help Desk - KY <1915cwaiverhelpdesk@ky.gov>

Subject: Re: HUD Fair Housing Complaint – JOHN FOUTS (Ongoing Discrimination & Retaliation)

To Whom It May Concern,

I am responding to your March 17, 2025, letter in which you fraudulently claim that my complaint is untimely due to the one-year statute of limitations under the Fair Housing Act (FHA). **Your analysis is both legally and factually incorrect for the following reasons, and you, nor HUD, nor PIH, nor LMHA, nor Station J-Town nor individuals involved are going to get away with the criminal activity you continue to exhibit:**

1. The Discriminatory Acts Are Ongoing

The alleged discrimination and retaliation are **not** confined to a single act on March 2, 2023. Rather, they have been **continuous and ongoing (AS NOTED DIRECTLY ON THE FORMS I SUBMITTED - ON THE 903 FORMS)**, including **continued retaliatory eviction efforts, suppression/removal/stripping of federally protected tenant rights, and complete obstruction of due process** to this very day. Under well-established Fair Housing Act jurisprudence, **a continuing violation tolls the statute of limitations**, meaning the one-year limit does not apply as long as discrimination continues.

HUD's own regulations and legal precedent affirm that **ongoing acts of retaliation and discrimination reset the clock on the statute of limitations with each occurrence.**

Thus, your attempt to dismiss my complaint on timeliness grounds is not only legally flawed and completely fraudulent, but also a direct failure of HUD to enforce the very laws it is charged with upholding.

2. Retaliation for Exercising Housing Rights is Unlawful, and It is Ongoing

Under **42 U.S.C. § 3617**, it is illegal to "coerce, intimidate, threaten, or interfere with" any person who exercises their Fair Housing rights.

This includes **retaliatory eviction, intimidation, and denial of reasonable accommodations**, all of which I have documented in detail. Retaliation does not have a statute of limitations as long as it continues, and **I am still facing active retaliation as is my special needs disabled child. Clearly, HUD, is also acting in**

discriminatory fashion against us and retaliating us standing up for our federally protected rights.

HUD is knowingly abdicating its duty to prevent illegal retaliation under the FHA, exposing itself to litigation under the Administrative Procedure Act (APA) for failure to enforce civil rights laws.

3. HUD's Jurisdictional Analysis is Incorrect

Your response, again, fraudulently, suggests that my case does not fall under the Fair Housing Act's jurisdiction. **This is blatantly false.** My complaint clearly details violations of:

- **Disability Discrimination (42 U.S.C. § 3604(f))**
- **Retaliation for Exercising Fair Housing Rights (42 U.S.C. § 3617)**
- **Obstruction of Due Process & Denial of Tenant Rights (Section 504 of the Rehabilitation Act, the ADA, and HUD's own regulations)**

HUD has no legal basis to deny jurisdiction over this matter.

A refusal to investigate will be **documented as HUD's direct failure to enforce federal law**, and I will **escalate this to the DOJ and Office of the Inspector General** for further action.

4. HUD's Refusal to Investigate is De Facto Discrimination

HUD's decision to **ignore a disabled tenant's legally protected rights and dismiss an active discrimination case under a false procedural pretext constitutes systemic discrimination and government misconduct.**

If HUD refuses to act, it is in violation of its own mandate to enforce civil rights protections.

HUD's refusal to investigate also constitutes **constructive discrimination** under federal law.

If you do not immediately reverse this decision, I will be **filing an administrative complaint against HUD itself** and escalating this case **to the Office of Civil Rights and the DOJ IMMEDIATELY.**

5. Immediate Demand for Investigation and Injunctive Relief

Given the **ongoing discrimination and retaliation**, I am demanding the following immediate actions:

1. **Formal HUD Investigation:** My complaint must be accepted and fully investigated, including interviews with all parties involved.
2. **Emergency Injunction:** HUD must prevent further retaliatory eviction attempts and discrimination under the FHA including the upcoming second Eviction attempt under false pretenses set up fraudulently.
3. **Federal Referral:** If HUD claims it lacks jurisdiction, this case must be referred to **the Department of Justice for enforcement under federal civil rights laws IMMEDIATELY.**
4. **Official Response from HUD by the end of the day - 5pm EST:** I expect written confirmation that this complaint will proceed. A failure to respond will result in **federal litigation against HUD for dereliction of duty.**

HUD's refusal to act on ongoing discrimination is **a direct violation of federal law** and constitutes **deliberate indifference to civil rights violations**. If corrective action is not taken immediately, I will pursue every legal remedy available, including seeking a **court order compelling HUD to perform its statutory obligations.**

This blatant failure underscores the deep corruption within HUD and its internal agencies, as they continue to fabricate false justifications to evade accountability. This fraudulent misconduct will not go unchallenged. I expect your immediate response before further and additional legal action is pursued.

I also noticed you had removed all the CCed and BCCed entities on the email thread - so I have taken the liberty to ensure they were re-added.

Sincerely,
John R. Fouts, MBA
2904 Sitka Dr. Apt. L29
Louisville, KY 40299
Phone: 502-956-0052 (text only - ADA)

Fax: 502-996-8246 (HIPAA Compliant)
Email: fouts.john@gmail.com

CC: DOJ Civil Rights Division, Office of the Inspector General, HUD Secretary, and Media Outlets

On Mon, Mar 17, 2025 at 1:18 PM RIV-IntakeBranch1-Inquiries <RIV-IntakeBranch1-Inquiries@hud.gov> wrote:

Dear JOHN FOUTS,

This email acknowledges receipt of your complaint.

Our office, the Office of Fair Housing and Equal Opportunity, administratively enforces the Fair Housing Act designed to afford all persons an equal opportunity to live in housing of their choice and to participate in HUD-assisted programs and activities without regard to race, color, national origin, sex (including gender identity and sexual orientation), religion, familial status (families with children under 18) or disability. For our office to assist you, the law requires your experiences to be connected to the above underlined protections. Meaning, you would have to explain to us what was said or done by the respondent to your complaint that is related to the above underlined protections under the Fair Housing Act.

The statute of limitations to file a housing discrimination complaint is one year from the date of the alleged violation for applicable federal fair housing laws. You indicated that the most recent discriminatory act occurred on 03/02/2023, and we received your complaint on 03/15/2025. Since the incident occurred more than one year ago, your complaint is not timely filed and cannot be

accepted. However, you may retain a private attorney and file a civil suit under the Fair Housing Act up to two years after the last discriminatory action.

Also, under the Fair Housing Act, a denial based on "familial status" means you were denied because you are a family with minor children, a person securing custody of a minor child, or a person who is pregnant. The Fair Housing Act, with some exceptions, prohibits discrimination in housing against families with children under 18. In addition to prohibiting an outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with custody of children. Based on the information you provided, this does not appear to apply to your situation.

Additionally, the Act makes it illegal to retaliate against, coerce, intimidate, threaten, or interfere with any person who has filed a previous Fair Housing Act complaint or aided or encouraged another in doing so. Fair Housing Act complaints are those in which the complainant alleges that because of his/her protected characteristics, the housing provider engaged in a discriminatory housing practice prohibited under the Act and discriminated against him/her. If you file a Fair Housing Act complaint and your landlord takes adverse action against you because you filed this type of complaint or because you assisted another person in filing this type of complaint, then such adverse action would be an illegal form of retaliation under the Fair Housing Act. Based on the information you

provided, this does not appear to apply to your situation; therefore, our office does not have jurisdiction to accept your complaint for investigation.

Based upon the information provided, your concerns may be issues involving your rights under state law. HUD does not enforce state laws, nor can HUD provide legal representation. We recommend that you consult with legal aid or a private attorney to ascertain any right of action you may have under state or local laws. Legal Aid of Kentucky: <http://www.kyjustice.org>.

An additional resource for possible assistance would be a Fair Housing Initiative Partner serving the state of Kentucky:

Lexington Fair Housing Council, Inc.
207 E. Reynolds Rd. Suite 130
Lexington, KY 40517
(859) 971-8067

We hope this information is helpful to you. We can take no further action on your correspondence.

From: donotreply@hud.gov <donotreply@hud.gov>
Sent: Saturday, March 15, 2025 6:55 PM
To: Complaints Office 04 <ComplaintsOffice04@hud.gov>
Subject: HUD Fair Housing Complaint - JOHN FOUTS

Why do you believe you are being discriminated against?:

[Because of race](#)
[Because of color](#)
[Because of national origin \(including limited English proficiency\)](#)
[Because of disability](#)
[Because of sex \(this includes, but is not limited to, discrimination because of gender, actual or perceived gender identity or sexual orientation\)](#)
[Because of familial status \(this includes children under 18 years old or pregnancy\)](#)
[Retaliation, intimidation, or interference related to exercising a fair housing right \(such as filing a complaint\) or helping others to do so](#)

Who discriminated against you?:

First name: ANDREW ZEH (ATTORNEY)
Last name: ZEH
Relationship to you: (e.g. landlord, lender, real estate agent): LANDLORD ATTORNEY
Business name: VIDA-MANAGEMENT, INC.
Street address: Maple Law PLLC 121 South Seventh Street, 4th Floor
Apt or unit:
City: LOUISVILLE
State: KY
Zip: 40202
Phone number 1: (502) 585-3979
Phone number 2:
Email Address: AndrewZeh.MapleLaw@gmail.com

Where did the alleged act of discrimination occur?:

Location (for example, name of residential rental or sales property, business, or bank):HOME
Street address: 2904 SITKA DR.
Apt or unit: L29
City: LOUISVILLE
State: KY
Zip: 40299

When did the last act of discrimination occur?:

03/02/2023

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

Yes

What happened?:

Andrew Zeh, Counsel for Station J-Town, Lauren Stallings, and Teresa Ramon: Enabling Criminal Activity Andrew Zeh, acting as legal counsel for Station J-Town (New Chestnut Ridge Apartments LLC, a Vida-Management, Inc. property), Lauren Stallings, and Teresa Ramon, has knowingly and willfully supported illegal actions in violation of federal and state housing laws. Rather than upholding ethical legal standards, Zeh has actively aided and abetted criminal misconduct by facilitating unlawful eviction tactics, suppressing due process, and obstructing federally protected tenant rights. 1. Enabling Unlawful Eviction & Retaliatory Conduct Station J-Town and its management personnel have engaged in fraudulent eviction practices, including falsifying rent payment records, ignoring Kentucky landlord-tenant laws, and retaliating against me for asserting my federally protected housing rights. Despite knowing the eviction is unlawful, Zeh has continued to push forward procedurally defective filings without addressing the clear violations of the Fair Housing Act, ADA, Section 504, and VAWA protections. He has directly assisted in retaliatory actions against a disabled tenant, in clear violation of federal anti-retaliation protections under HUD regulations. 2. Obstruction of Justice & Suppression of Due Process Zeh has actively misrepresented facts in legal filings, knowing that Station J-Town accepted rent payments but falsely claimed nonpayment to justify an illegal eviction. He has participated in denying essential housing documentation, a due process violation, making it impossible to defend against the eviction. His legal maneuvering has obstructed enforcement of federal housing laws, ensuring that Station J-Town can proceed with unlawful displacement tactics unchecked. 3. Aiding & Abetting Housing Fraud and Discriminatory Practices Lauren Stallings and Teresa Ramon, under Zeh's legal advisement, have engaged in housing fraud by providing false statements regarding lease obligations, rent payments, and compliance with federal protections. Zeh has knowingly defended and protected these fraudulent practices, shielding Station J-Town from legal accountability while coercing the court system to act against a federally protected tenant. This constitutes willful complicity in criminal housing fraud, discrimination, and wrongful eviction practices, exposing him to potential legal liability under federal RICO statutes and civil rights violations. Immediate Demand for Accountability & Legal Action Given Zeh's deliberate and unethical actions, I am requesting: A formal investigation into Andrew Zeh's misconduct and his role in facilitating illegal eviction practices and housing fraud. Immediate legal consequences, including disbarment proceedings for his involvement in obstructing justice and suppressing federally protected tenant rights. Accountability measures against Station J-Town, Lauren Stallings, and Teresa Ramon, ensuring that their unlawful actions are fully prosecuted under federal housing law. An official injunction preventing any further eviction actions until all federal housing protections are properly enforced. Criminal referrals to the appropriate authorities for housing

fraud, Fair Housing Act violations, and conspiracy to commit civil rights abuses. Andrew Zeh's intentional misconduct has directly contributed to my housing instability and legal hardship, and his actions cannot go unchallenged. Federal intervention is necessary to ensure justice, accountability, and the full protection of disabled tenant rights under the law.

Your name and contact information:**First name:** JOHN**Last name:** FOUTS**Phone number:** 5029560052**Cell phone?** false**Email address(s):** FOUTS.JOHN@GMAIL.COM**Preferred contact:** Email**Other:****Best Time To Call:** Afternoon**Preferred language(s):****Your mailing address:****Street address:** 2904 SITKA DR.**Apt or unit:** L29**City:** LOUISVILLE**State:** KY**Zip:** 40299**Second point of contact (optional)****First name:****Last name:****Phone number:****Email address:****Relationship to you (optional)**

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John R. Fouts, MBA